



CORNERSTONE

19 Ecclesburn Road, Leeds, LS9 9DE



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19 Ecclesburn Road

Guide Price £179,950

The first viewings are on the 19th of October 2024.

Cornerstone are delighted to offer this stylish and well-presented Victorian through terrace property in this convenient location of Leeds.

This spacious home features a stunning dining kitchen with an abundance of Granite. Throughout the property, it is decorated in stylish and modern colour schemes. We are sure this will appeal to many buyers, especially those looking for a property close to Leeds City Centre, the motorway network and a local park.

The accommodation of this property comprises the ground floor, an entrance lobby, a spacious sitting room, inner hallway with a staircase rising to the first floor. Through the hallway, you enter an impressive dining kitchen that has a range of modern fitted wall and base units with granite worktops, granite splashbacks and a granite island. A door leads down into the cellar and a third door leads out into the rear courtyard garden.

The first-floor landing gives access to the principal, a second bedroom that is currently used as a walking wardrobe and a bathroom. A second staircase from the landing leads up to the second floor.

The second-floor landing gives access to two good-sized double bedrooms.

The cellar provides useful storage, it has power and houses the gas central heating boiler.

Externally the property has a flagged courtyard rear garden, a gate opens to lead out onto Back Ecclesburn Street.

The property is conveniently placed for commuters requiring access to the centre of Leeds being around 1.6 miles from Leeds Train Station. York Road/A64, one of the main arterial roads into Leeds is a short drive away, this also gives easy access to the surrounding districts and the motorway networks. York Road/A64 offers easy access to the shopping amenities available at Killingbeck and Crossgates. The A1/M1 Link Road is a short distance away. This location is convenient for St James Hospital too.

Viewing is highly recommended given the property's price, finish and location.

Entrance Lobby

You enter the property through a timber door into the entrance lobby. This is a great space for shoe and cloak storage and a second timber door leads into the sitting room.

Sitting Room

A spacious sitting room that is predominately neutrally decorated with a painted feature wall, a large window to the front elevation exists and inset spotlights in the ceiling. The sitting room leads into the inner hallway.

Inner Hallway

A neutrally decorated inner hallway leads into the dining kitchen and the staircase to the first floor.

Dining Kitchen

A spacious and well-appointed dining kitchen that is neutrally decorated with a tiled floor and inset spotlights in the ceiling. The kitchen comprises ample lower and upper-level cupboards finished neutrally with contrasting granite worktops, splash backs and a granite island/dining area. The kitchen utilities comprise an integrated oven, an integrated microwave, a large free-standing fridge freezer, a washing machine, an integrated dishwasher, a stainless steel inset one-and-a-half inset sink and a ceramic hob. The dining kitchen benefits from two windows which allow plenty of light in and look out into the courtyard rear garden. A timber door opens to lead down into the cellar.

Cellar

A spacious cellar that has lighting and power. It also houses the property's gas boiler and the cellar benefits from a radiator.

First Floor Landing

A neutrally decorated landing leads to two bedrooms, one of which is currently used as a walk-in wardrobe, the bathroom and the staircase to the second floor.

Principal Bedroom

A good-sized double bedroom that is decorated in a popular tone with coving to the ceiling and a painted feature ceiling. A window is present at the front elevation

Bedroom Two/Walk In Wardrobe

A neutrally decorated walk-in wardrobe with coving to the ceiling, plenty of shelving and hanging space. A window is present at the rear elevation.

Bathroom

A partially tiled bathroom that comprises a large shower enclosure, a wash basin set within a vanity unit with a granite top, a bath, a toilet and a chrome towel radiator. A frosted double-glazed window is present at the rear elevation.

Second Floor Landing

The second-floor landing leads to two double bedrooms.

Double Bedroom Two

A good-sized double bedroom that is decorated in modern tones with a wood effect floor. It has inset spot lighting, a skylight window and a fitted wardrobe.

Double Bedroom Three

This bedroom is predominately finished in a blue tone with some neutral decor. This bedroom has a wood effect floor, inset spotlights and a skylight window.

Rear Courtyard Garden

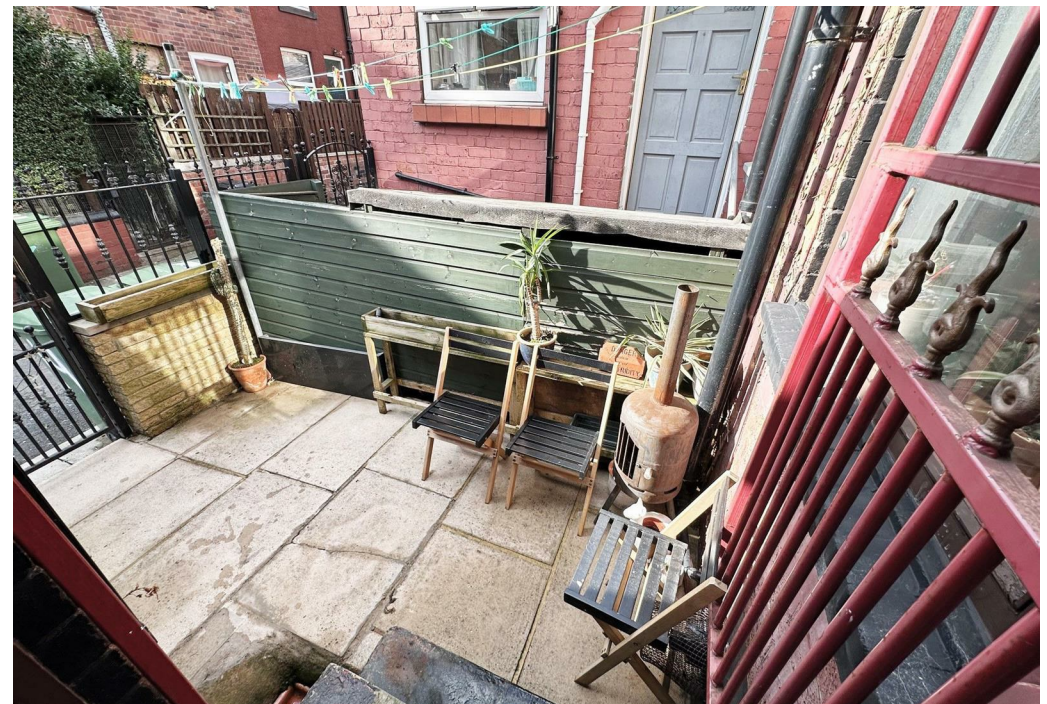
The rear courtyard garden is laid with flags. It is a great space to sit out in the warmer months especially having direct access in and out of the dining kitchen. A metal gate opens to lead out onto Back Ecclesburn Street, which is a moment's walk to East End Park.

Important Information

TENURE - FREEHOLD.

Council Tax Band A.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.





Total Area: 126.9 m² ... 1366 ft²

All measurements are approximate and for display purposes only

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

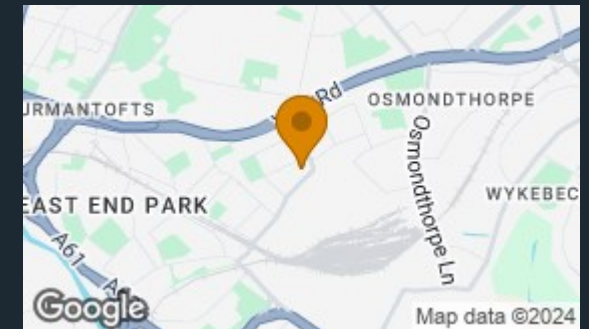
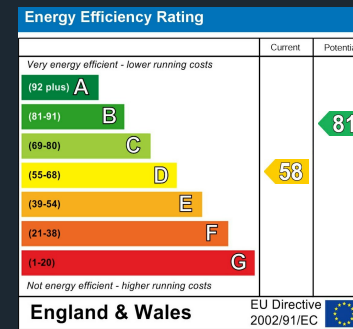
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
Leeds City Council

Council Tax Band
A





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